



Project Narrative

This document will be uploaded to a Case Fact Sheet on the City's web site.

Date: 09.28.04 Project No.: 331 - PA - 04
Coordinator: GREG WILLIAMS Case No. 24-PP-04 & 81-DR-04
Project Name: MILLER ROAD @ PINNACLE PEAK 9/30/04

Project Location: SEC. MILLER RD @ PINNACLE PEAK

Property Details:

☐ Single-Family Residential ☐ Multi-Family Residential ☒ Commercial ☐ Industrial
Current Zoning: CO Proposed Zoning: CO
Number of Buildings: NA Parcel Size: 16.97 acres
Gross Floor Area/Total Units: NA Floor Area Ratio/Density: .6
Parking Required: NA Parking Provided: NA
Setbacks: N - _____ S - _____ E - _____ W - _____

Description of Request:

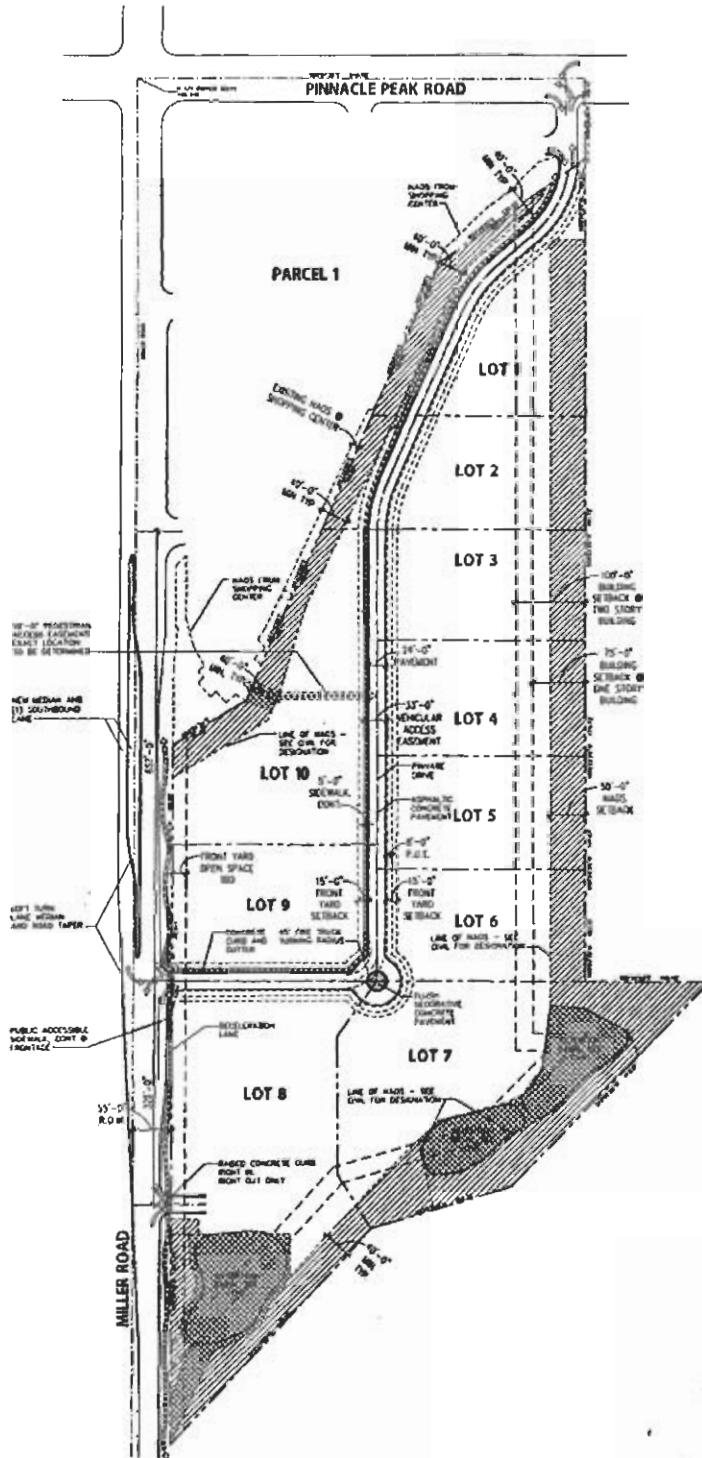
Paragon Properties is requesting Development Review Board (DRB) approval of the lot layout/site configuration, preliminary plat and design guidelines for a 10 lot office complex on the east side of Miller Road south of the retail center on Pinnacle Peak Road. The submittal depicts the NAOS being provided, detention/retention areas and site circulation. On site improvements by the master developer would consist of the internal private road, landscaping and lighting for the roadway. The development concept is that the master developer will provide the on-site improvements as well as master drainage improvements and required off-site improvements. Lots will then be sold to individual users who will return to the DRB for site plan and architectural approvals.

The site received previous DRB approval in Case No 16-DR-99, which has lapsed, for approximately 210,000 S.F. in five 2-story buildings. The current small office proposal is anticipated to have far less square footage and thus generate less traffic.

Planning and Development Services Department

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088

24-PP-2004
REV: 12/21/04



GENERAL NOTES:

1. SEE PROJECT DATA AND NAOS WORKSHEET FOR NAOS TOTAL AND CALCULATIONS.
2. SEE PRELIMINARY PLAN FOR LOT BOUNDARIES.
3. SEE GRADING AND DRAINAGE FOR RETENTION BASIN LOCATIONS.

PROJECT DESCRIPTION:

THIS PROJECT CONSISTS OF A 10 LOT COMMERCIAL SUBDIVISION AT THE SOUTHEAST CORNER OF MILLER ROAD AND PINNACLE PEAK. ALL IMPROVEMENTS SHALL BE IN CONFORMANCE WITH C.O.S. STANDARDS. SEE ATTACHED DESIGN GUIDELINES.

PROJECT DATA:

ZONING: CO
 PRECISE ZONING CASE # 23-2-90
 SITE AREA: 739,415 SF (16.87 ACRES)

LOT NUMBER	LOT AREA (SF)	LOT AREA (AC)
1	147,883	3.36
2	147,883	3.36
3	147,883	3.36
4	147,883	3.36
5	147,883	3.36
6	147,883	3.36
7	147,883	3.36
8	147,883	3.36
9	147,883	3.36
10	147,883	3.36
TOTAL	1,478,830	33.60

SYMBOL LEGEND:

- UNDISTURBED NAOS AREA 147,883 SF
- REVEGETATED NAOS 49,203 SF
- VEHICULAR ACCESS (2 WAY PRIVATE DRIVE, FUTURE LOT DRIVEWAYS TO BE DETERMINED)
- PEDESTRIAN ACCESS

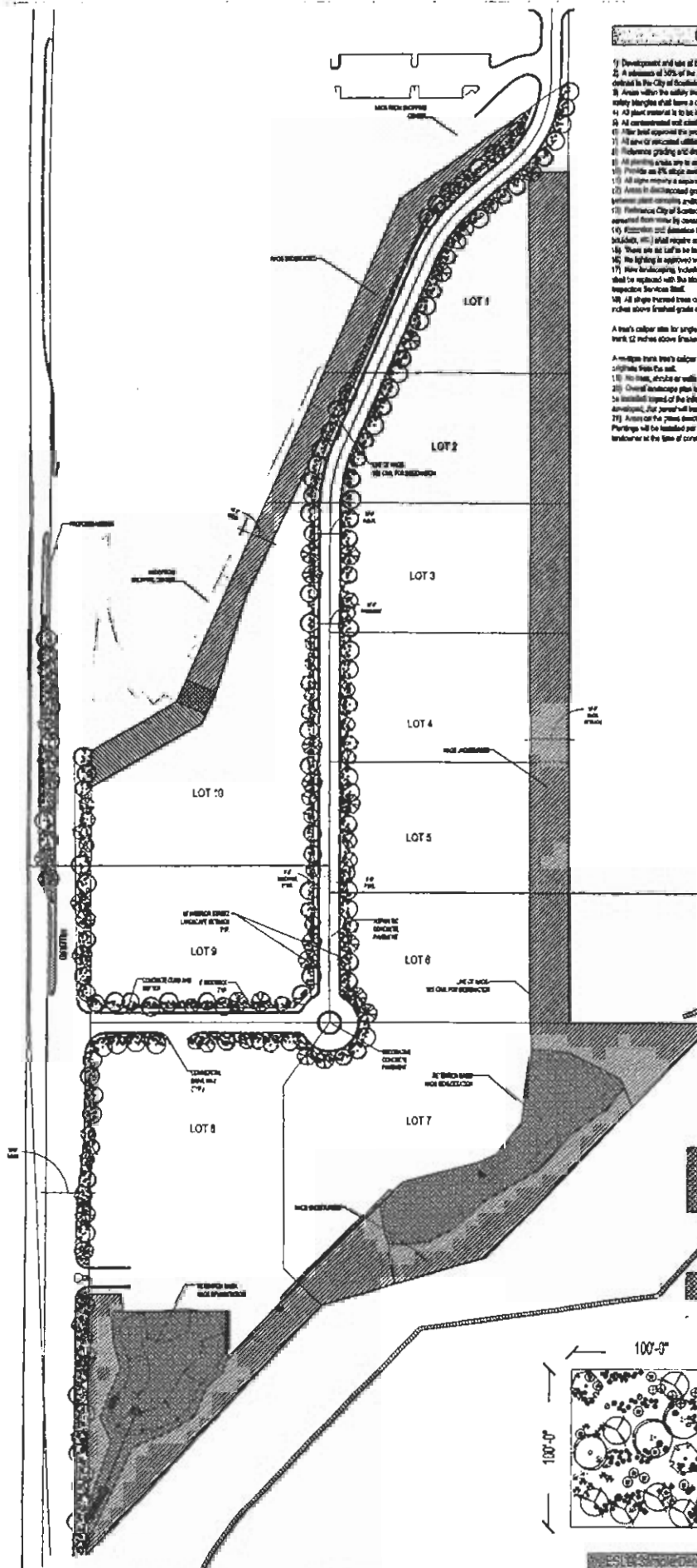
NAOS SUMMARY:

NAOS AREA WORTH:
 20% (147,883 SF) = 147,883 SF
 + REVEGETATED FROM PARCEL 1 = 24,120 SF
 TOTAL REOS = 172,003 SF
 TOTAL NAOS PROVIDED = 188,855 SF
 REVEGETATED NAOS PROVIDED = 49,203 SF
 (28.5% OF REOS)

NOTE:
 ALL REQUIRED NAOS IS PROVIDED AT TIME OF MASTERPLAN DEVELOPMENT. NO ADDITIONAL NAOS IS REQUIRED AT TIME OF INDIVIDUAL LOT SUBMITTAL.

PROJECT DIRECTORY:

OWNER: PARAGON PROPERTIES 7800 W. BIRD Suite 100 Phoenix, AZ 85071 Phone: 480-944-0000 Fax: 480-944-0798 Contact: MICHAEL BLUM Email: mblum@paragon.com	ARCHITECT: C/O CONROY'S DESIGN 3401 E. CAMELBACK ROAD Suite 100 PHOENIX, AZ 85018 Phone: 602-998-0000 Fax: 602-998-0000 Contact: TONY CROUSE Email: tony@conroys.com	LANDSCAPE ARCHITECT: L&B 3401 W. Camelback Road Suite 100 Phoenix, Arizona 85018 Phone: 602-998-0000 Fax: 602-998-0000 Contact: DAVID L. BLOOMBERG Email: david@lambdesign.com	CIVIL ENGINEER: DSE & ASSOCIATES P.O. Box 34655 Phoenix, AZ 85068 Phone: 602-998-4300 Fax: 602-998-4447 Contact: LIN CHEN Email: chen@dsengr.com	ATTORNEY: CARL CORLEY & LAGARIS Sedimentary Trusts and Plans P.O. Box 34655, 100 W. BIRD Phoenix, AZ 85068 Phone: 602-998-4300 Fax: 602-998-4447 Contact: LARRY LAGARIS Email: larry@sedimentary.com
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GENERAL NOTES

- 1) Development and use of this site shall conform to all applicable Codes and Ordinances.
- 2) A minimum of 30% of the proposed trees shall be mature in size, pursuant to the City of Scottsdale Zoning Ordinance, Article X, Section 18.101, as defined in the City of Scottsdale Zoning Ordinance Article X, Section 18.101.
- 3) Areas within the utility easels are to be clear of landscaping, except for other utility easels with a height of greater than 1 foot. 1 foot within the utility easels shall have a canopy that begins at 7 feet above finished grade at the base of the easel. All heights are measured from the street elevation.
- 4) All plant material to be irrigated by a fully automatic underground drip irrigation system unless otherwise specified.
- 5) All contaminated and existing soil shall be removed from the existing areas. Backfill planting areas with soil per specifications.
- 6) Other land adjacent to the project shall be improved for existing landscaping quality, maintenance and price to acceptability.
- 7) All new or relocated utilities shall be placed underground.
- 8) Reference grading and drainage plans for slopes and depth of drainage basins.
- 9) All planting shall be to develop a tree, 2" layer of development grade. The proposed grade is to be 1" above "Desert Gold".
- 10) Provide an 8" slope away from walls and curbs for a 4" foot long of slope, while otherwise noted.
- 11) All signs require a separate approval of permit.
- 12) Areas to be landscaped without plant material shall not exceed dimensions of more than 7 feet in any direction. Distances to be measured between plant material and/or curbs.
- 13) Reference City of Scottsdale Ordinance 2004-12 for reduced grass and landscape provisions. All landscape provisions shall be completely approved from review by the City of Scottsdale, or upon review of a color and texture consultant with the architecture of the building.
- 14) Attention and landscape features are to be approved by the City of Scottsdale. Any alteration of the approved design, including the addition, deletion, or relocation of any plant material, shall require approval of the City of Scottsdale.
- 15) There are no trees to be located along the street frontage on this project.
- 16) No lighting is approved with this set of plans.
- 17) New landscaping, including salvaged plant material, and landscaping indicated to remain which is destroyed, damaged, or removed during construction shall be replaced with the same, size, quality, and quantity prior to issuance of the Certificate of Occupancy (Letter of Acceptance to the satisfaction of the Inspection Services Staff).
- 18) All slope planted trees other than that which is to be equal or greater than 4 inches shall be determined by adding the smallest diameter of the trunk 12 inches above finished grade adjacent to the trunk.
- 19) A tree's caliper size for single trunked trees that are to have a diameter greater than 4 inches shall be determined by adding the smallest diameter of the trunk 12 inches above finished grade adjacent to the trunk.
- 20) A multiple trunk tree's caliper size is measured at 6 inches above the location that the trunk splits or branches, or 12 inches above finished grade if all trunks originate from the soil.
- 21) No trees, shrubs or walls shall be within a 5'-0" radius of the hydrant and/or the department connection.
- 22) Overall landscape plan is conceptual in nature, and is to serve as a guide for the final landscape. Landscape plantings along Miller Road will be installed in accordance with the City of Scottsdale's standards. The plant material landscaping will be installed in a pattern by parcel basis. As each parcel is approved, the owner will install the plantings at the location and landscaping that is adjacent to it.
- 23) Areas on the plan located within the City of Scottsdale's Environmental Sensitive Land Ordinance. Plantings will be installed per the plant material listed on the plan. The decision to install the vegetation as plantings or by seed will be made by the landscape architect at the time of construction plan preparation and permitting.

PLANT LEGEND FOR DEVELOPMENT AREAS

Symbol	Common Name	Size	Quantity
TREES			
Blue Palo Verde	Blue Palo Verde	1.5" Caliper	51
Carobium floridum	Carobium floridum	2" Cal.	32
Florida Palo Verde	Florida Palo Verde	2" Cal.	41
Carobium microphyllum	Carobium microphyllum	1.5" Cal.	13
Chaparral	Chaparral	2" Cal.	32
Arizona Mesquite	Arizona Mesquite	1.5" Cal.	13
Prosopis juliflora	Prosopis juliflora	2" Cal.	32
Palo Verde	Palo Verde	1.5" Cal.	13
Carobium floridum	Carobium floridum	2" Cal.	32
SHRUBS AND CACTUS			
Fairy Duster	Fairy Duster	5 Gal.	58
Calliandra eriophylla	Calliandra eriophylla	1 Gal.	162
Bottlebrush	Bottlebrush	5 Gal.	171
Arizona Mesquite	Arizona Mesquite	5 Gal.	176
Desert Shrub	Desert Shrub	5 Gal.	143
Triangle Shrub	Triangle Shrub	5 Gal.	59
Arizona Mesquite	Arizona Mesquite	1 Gal.	151
ACCENT PLANTS			
Desert Willow	Desert Willow	5 Gal.	95
Orange Agave	Orange Agave	5 Gal.	114
Agave	Agave	5 Gal.	121
Red Yucca	Red Yucca	5 Gal.	54
Compass Plant	Compass Plant	5 Gal.	54
GROUNDCOVERS			
Trailing Jade Plant	Trailing Jade Plant	1 Gal.	211
Golden Pigeon	Golden Pigeon	1 Gal.	35
Golden Pigeon	Golden Pigeon	1 Gal.	51
Desert Willow	Desert Willow	1 Gal.	53
Desert Willow	Desert Willow	Sq. Ft.	97,368

PLANT LEGEND FOR REVEGETATION AREAS

Symbol	Common Name	Quantity	Symbol	Common Name	Quantity
TREES					
Blue Palo Verde	Blue Palo Verde	2	Blue Palo Verde	Blue Palo Verde	5
Carobium floridum	Carobium floridum	7	Carobium floridum	Carobium floridum	22
Florida Palo Verde	Florida Palo Verde	1	Florida Palo Verde	Florida Palo Verde	5
Carobium microphyllum	Carobium microphyllum	1	Carobium microphyllum	Carobium microphyllum	12
Chaparral	Chaparral	1	Chaparral	Chaparral	97
Arizona Mesquite	Arizona Mesquite	1	Arizona Mesquite	Arizona Mesquite	1
Prosopis juliflora	Prosopis juliflora	1	Prosopis juliflora	Prosopis juliflora	6
Calliandra eriophylla	Calliandra eriophylla	1	Calliandra eriophylla	Calliandra eriophylla	15
Agave	Agave	1	Agave	Agave	3
SHRUBS AND CACTUS					
Desert Willow	Desert Willow	15	Desert Willow	Desert Willow	6
Sagebrush	Sagebrush	15	Sagebrush	Sagebrush	15
GROUNDCOVERS					
Golden Pigeon	Golden Pigeon	15	Golden Pigeon	Golden Pigeon	15
Golden Pigeon	Golden Pigeon	15	Golden Pigeon	Golden Pigeon	15
Golden Pigeon	Golden Pigeon	15	Golden Pigeon	Golden Pigeon	15
Golden Pigeon	Golden Pigeon	15	Golden Pigeon	Golden Pigeon	15

24-PP-2004
REV: 12/21/04



Scale: 1"=40'-0"
Project # 24-2004-047

**Design Guidelines for
MILLER ROAD AND PINNACLE PEAK**

**Prepared for:
PARAGON PROPERTIES**

**September 20, 2004
Revised November 23, 2004
Revised December 20, 2004**

DFDCH Project No. 04154

**24-PP-2004
REV: 12/21/04**

**Prepared by:
DFD CornoyerHedrick**

DFD CornoyerHedrick

□ DESIGN GUIDELINES FOR MILLER ROAD AND PINNACLE PEAK

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MILLER ROAD AND PINNACLE PEAK

□ INTRODUCTION

Miller Road and Pinnacle Peak is a 16.97 acre commercial property located at the southeast corner of Miller Road and Pinnacle Peak Road in Scottsdale, Arizona. The property is comprised of several individual lots of approximately 1 acre in size.

The individual lots are arranged around a newly developed private road that provides easy access to Pinnacle Peak and Miller Roads.

These Guidelines have been developed to provide continuity of development throughout the office park and to ensure aesthetically pleasing, high quality architectural design with consideration for the adjacent residential developments.

□ DESIGN OBJECTIVES

Site Utilization

Provide sense of arrival to overall development as well as each individual lot.

Consideration has been given to density and height relative to adjacent developments to minimize impact.

Architecture

The Architectural vocabulary should be sensitive to the context of immediately adjacent development and the desert region relative to forms, materials, texture and color.

The use of glass should be minimized and the architecture should be unique to this site and its setting.

Landscape

The vocabulary for the landscape should be one reflective of the native Sonoran Desert. Native desert plant materials coupled with natural boulders, and shaped landforms.

The landscape should play a key role in site aesthetics. Blending the built environment and the natural landscape is vital to this project in order to provide continuity throughout the overall development.

Site Development Standards

□ SITE GRADING

The purpose of site grading requirements is to establish a minimum and maximum allowable site contour and to promote a consistent grade pattern throughout the development.

Set buildings and structures above flood limits.

Balance cut and fill.

The following maximum gradients are recommended:

Landscape: 4:1
Drives: 3%
Walks: 5%

Slope in Landscape Areas:

Maximum slope: 4:1

Pavement Slopes:

Minimum slope: 0.5%
Maximum cross slope: 2%
Maximum longitudinal slope: 5% for pedestrian areas (limited application for handicapped access)

Parking Slopes:

Minimum cross slope: 0.5%
Minimum concrete swale slope: 0.5%

Landscape Swale Slopes:

Minimum bottom and side slope: 1%
Maximum: 25% (4:1)

□ BUILDING SETBACKS

The purpose of the Building Setback requirements is to establish a coordinated streetscape image, provide sufficient space and screening between roads, buildings, parking and existing residential developments to ensure privacy, safety and aesthetics.

Front Yard Setback Requirements: 15 feet from vehicular access easement

To create a visually pleasing streetscape and reduce front yard parking, buildings should abut the meandering washes and front yard landscape setbacks where possible.

Side Yard and Rear Yard Setback Requirements: None

Side Yards and Rear Yards: Per City of Scottsdale Ordinance.

Landscape Area between parking and building: 10 feet minimum, inclusive of the 2' vehicle overhang.

OPEN SPACE REQUIREMENTS

Front yard open space: Lots 8, 9, 10 shall provide front yard open space as per the city of Scottsdale Ordinance requirements. See front yard setback requirement for the remaining lots.

Open space requirements for the individual lots to be provided at a rate as required by ordinance.

Building Volume and F.A.R. for the individual lots is to be provided as required by ordinance.

LANDSCAPING

The Landscaping Guidelines recognize that landscaping is of primary importance to the establishment of the design character of the property. These guidelines are intended to promote the establishment of compatible and continuous landscape development. The goal is to enhance and unify each property into a cohesive project.

Interior site boundaries should be treated with a combination of canopy shade trees, medium height shrubs, and low groundcovers, which are randomly grouped. Areas not designated, as either undisturbed or revegetated NAOS shall comply with the ordinance requirement: maximum of seven (7) feet between plant canopies and / or coverage.

□ STREETScape DESIGN

The required trees will incorporate a mixture of the salvaged existing native specimen trees on the property including native Mesquite, Blue Palo Verde, Foothills Palo Verde, Ironwood, and native cactus. In addition to the salvaged trees, the palette will include those same plant types with the additions of Palo Brea, and Catclaw Acacia. (See the master landscape plan for specific specimen placement and spacing.)

Internal Driveway Streetscape:

The internal roadway landscaping is to be installed and maintained by the Property Owners Association (POA). Installation shall conform to the master landscape plan.

Shrubs and groundcovers are consistent throughout the entire development. There is a specific plant palette for the plantings in N.A.O.S. areas, and a separate one for the interior streetscape. Refer to the landscape palette for approved trees, shrubs and groundcovers species.

□ PARKING, DRIVEWAYS AND SIDEWALKS

The Parking Guidelines are established to provide for safe and convenient movement of motor vehicles and to limit vehicular pedestrian conflicts, to provide screening of paved areas and to soften the visual impact of parking lots by providing an aesthetically landscaped interior environment.

Surface Parking:

On street parking is not allowed.

Paving material should be primarily asphalt, with optional colored concrete or pavers as accents.

15% of the total parking area should be landscaped as per City of Scottsdale Ordinance.

Parking stall and landscape island dimensions shall be as per City of Scottsdale Ordinance.

Parallel parking is discouraged.

Parking shall be screened with a combination of 3'-0" high walls or berms.

Parking walks should be developed to connect parking aisles with building entries, plazas or courtyards.

Parking canopies should incorporate a fascia to conceal structure and be compatible with building architecture.

Driveways:

Parking Driveways shall be separated by 100 feet distance between site drive entries, unless a lesser distance is approved in the City Development Review Board process.

Adjacent sites should share driveways at property boundaries where feasible.

Main entrance drives are to incorporate pigmented concrete unit pavers or integrally-colored concrete pavement. Decorative paving shall be used for a width of 20' feet, shall be measured from the roadway tract.

Sidewalks:

On-site sidewalks should connect to the street sidewalks with minimal conflict with vehicular circulation. On-site walks, which connect, to the street sidewalk are to match material and character of the street sidewalk.

On-site sidewalks should connect all site amenities, entry courts, building ingress/egress and parking areas.

Walks should be a minimum of five feet wide. The use of colored and/or textured paving material or unit pavers, as accents are strongly encouraged.

Partially shade walks with either trees or architectural canopies.

Walks should conform to current jurisdictional standards for handicapped access.

□ LOADING AND SERVICE AREAS

Loading and service areas should be located away from public streets and be screened with a site wall and opaquely gated.

Loading and service operations shall be accommodated within the confines of the specific site.

□ SITE FURNITURE

Site furniture includes flagpoles, entry monuments, fountains, benches, bollards, drinking fountains, waste receptacles and shade structures.

The forms and materials of the site furniture should be compatible with the site-specific architectural theme.

□ SITE WALLS

Site walls, which screen parking from public streets, shall be 3'-0" feet high and constructed of materials compatible with the building architecture.

The integration of walls or berms as well as the incorporation of upgraded materials at site entries is required.

Site walls along street frontages shall jog or meander to create interest.

□ SITE UTILITIES

All utility components including telephone pedestals, meters, backflow devices, transformers, etc. shall be screened from public view with walls and/or plant materials.

Electric panels should be mounted in the interior of buildings where possible. Where interior mounting is not possible, such equipment should be installed where it is out of the public view. In no case shall exterior electrical equipment be mounted on the street side of any building.

□ PLANT PALETTE for REVEGETATION AREAS

Trees:

Acacia greggi
Prosopis velutina
Cercidium floridum
Cercidium microphyllum
Olea tesota

Cat Claw Acacia
Arizona Mesquite
Blue Palo Verde
Foothills Palo Verde
Ironwood

Shrubs and Cactus:

Carnegie gigantea
Ferocactus cylindraceus
Opuntia acanthocarpa Cholla
Opuntia bigelovii Cholla
Opuntia engelmannii
Ambrosia deltoidea
Encelia farniosa
Ephedra aspera
Justicia californica
Larrea tridentata
Lycium andersonii
Aiaiphus obtusifolia

Saguaro
Compass Barrel
Staghorn Cholla
Teddy Bear Cholla
Engelmann's Prickly-pear
Triangle Bursage
Brittle Bush
Mormon Tea
Chuparosa
Creosote Bush
Wolfberry
Greythorn

Annuals and Biennials:

Baileya multiradiata
Sphaeralcea ambigua

Desert Marigold
Desert Globemallow

□ PLANT PALETTE for STREETSCAPE and DEVELOPMENT SITES

Trees:

Acacia greggi
Prosopis velutina
Cercidium floridum
Cercidium microphyllum
Olea tesota
Cercidium praecox

Cat Claw Acacia
Arizona Mesquite
Blue Palo Verde
Foothills Palo Verde
Ironwood
Palo Brea

Shrubs and Cactus:

Carnegie gigantea
Ferocactus cylindraceus

Saguaro
Compass Barrel

Opuntia engelmannii
Ambrosia deltoidea
Encelia farniosa
Ephedra aspera
Justicia californica
Larrea tridentata
Calliandra eriophylla
Senna nemophila
Ruellia penninsularis
Leucophyllum laevigatum

Engelmann's Prickly-pear
Triangle Bursage
Brittle Bush
Mormon Tea
Chuparosa
Creosote Bush
Pink Fairy Duster
Desert Senna
Desert Ruellia
Chihuahuan Sage

Accent Plants, Annuals and Biennials:

Baileya multiradiata
Sphaeralcea ambigua
Penstemon parryi
Asclepias subulata
Agave ocahui
Hesperaloe parvifolia
Dalea greggii
Calliandra eriophylla
Senna nemophila
Ruellia penninsularis
Leucophyllum laevigatum

Desert Marigold
Desert Globemallow
Parry's Penstemon
Desert Milkweed
Ocahui Agave
Red Yucca
Trailing Indigo Bush
Pink Fairy Duster
Desert Senna
Desert Ruellia
Chihuahuan Sage

Inert Groundcovering:

Decomposed Granite

3/4" Minus "Desert Gold"

Architectural Standards

The purpose of the design guidelines is to ensure orderly and aesthetically pleasing developments of high quality architecture in harmony with the environment and consistent with the intended use of the building. The guidelines are intended to encourage innovative architectural design.

□ SITE DEVELOPMENT

Site Development should conform to the site development standards of these guidelines.

Create a balance between the size of the building footprint and open space.

Establish a foreground for the building from the street and from within the site.

□ MASSING AND SCALE

Buildings should reflect human scale and be sensitive to the scale of the streetscape and adjacent development.

Building height and open space requirements shall conform to the City of Scottsdale Ordinance.

Rooftop equipment will be fully screened with devices that integrate with the building massing and be constructed of like or complementary materials.

□ MATERIALS

Exterior materials should be of a high quality and reflect the desert setting. They should possess properties, which allow them to age and weather while enhancing the aesthetic quality of the building.

Materials should include natural stone, pre-cast concrete, cast in place concrete, brick, colored and textured CMU or smooth finish stucco. If stucco is used, a wainscot of a higher quality material should be incorporated for aesthetic and durability purposes.

Building elevations should be designed so that the use of glass should not constitute more than 40% of the total surface area of the combined elevations. Minimize the use of glass on east and west facing elevations unless adequate sun protection is provided. Highly reflective glass should not be used. Colors should reflect the desert environment including the desert floor, mountains and landscaping.

Primary colors, i.e. red, blue, green, yellow, etc. should not be used.

□ BUILDING DETAILS

Building details should reflect a contemporary order of architecture.

Main building entries should be recessed and well defined with upgraded materials and an articulated ground plane.

Incorporate deep recesses or architectural "eyebrows" to protect south facing glass as well as punched openings, architectural grill work or angled sun control features to protect east and west facing glass.

□ SITE LIGHTING

The purpose of Site Lighting Guidelines is to provide for a safe, functional, visually attractive and coordinated lighting system.

Lights shall not be placed to cause glare or excessive light spillage on neighboring sites.

All parking lot and driveway lighting should provide uniform illumination.

All light fixtures are to be concealed source fixtures except for pedestrian oriented accent lights.

Security lighting fixtures are not to project above the fascia or rooflines of the building and are to be shielded.

Wall mounted lighting fixtures should complement building architecture.